

MEETING SUMMARY

DATE March 20, 2018
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

Present: William Fergus, Bart Overly, Kim Way, Trent Smith, Matt Egner and Judy Box

Absent: Ryan Szymanski

Staff Present: Daniel Ferdelman

B APPROVAL OF MINUTES

3:01– 3:05 Meeting Summary – January 16, 2017

Notes:

- Mr. Fergus suggested that a map be presented that shows all the approved projects in EF.

Motion: To approve

Motion By: Dr. Box / Mr. Egner

Result: Approved (5-0-1)

C APPLICATIONS FOR CONCEPTUAL REVIEW

3:05– 4:03 1. Application: EF_18-03-001

Address:	548 W STATE ST
Property Owner:	WILLIAM KLATTE, KATHLEEN KLATTE & JONATHAN L YORK
Applicant:	SHAWN KICHLINE OXIDE REAL ESTATE DEVELOPMENT
To be reviewed:	NEW CONSTRUCTION

Notes:

Staff Report by Mr. Ferdelman:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - Staff is generally supportive of the building design but does not support the proposal as presented due to the introduction of the restaurant first floor use and the provision of zero parking
 - The proposal will require the following modifications to the East Franklinton Development Standards:
 - To reduce the parking requirement from 19 to 0.
 - To reduce the side yard setback from 3'-0" to 0.
 - The proposal will require the following modifications to the Zoning Code that will necessitate action by Columbus City Council:
 - To allow a Restaurant/ Bar, a Not Permitted Use (Prohibited Uses) in the Dodge Park District.

Discussion:

- Applicants present - Eric Thompson, Jonathan Barnes (Jonathan Barnes Architecture and Design) and, Shawn Kichline (OXIDE Development)
- Mr. Overly commented that the proposal lies on a 0.1 acre lot and the narrowest block in the neighborhood.
- Mr. Kichline gave background on his experience and why Franklinton.

- Mr. Barnes reviewed the site and program at the edge of the original Franklinton settlement - a mixed use development with 13 one bedroom units and an 1100sf retail space; appropriately scaled urban infill balanced against the larger CASTO and Kaufman projects.
- Dr. Box questioned what type of retail was suggested.
- Mr. Kichline replied that he was looking for a local restaurant operator; a neighborhood gathering spot with no late night bar.
- Dr. Box enquired about the affordability of the units.
- Mr. Kichline stated that the units are market rate with no subsidy; they will most likely be about \$1,000 per month.
- Mr. Barnes commented that they will be attainable rather than 'affordable housing'.
- Mr. Barnes commented that small scale developments like this should not be encumbered with providing all the required parking; it keeps good projects like this from happening; maybe more clustered public parking throughout the district; he expressed concern that the City would take a strong stance on a project like this based on parking; pushing for accommodating the required parking will be the death of the neighborhood; a podium for this project would make it too costly.
- Dr. Box expressed concern at the idea of providing no parking; the residents will be competing with all the other developments that want to provide no parking.
- Mr. Barnes replied that parking is like water, it will find its own level.
- Dr. Box said then the people will not live there.
- Mr. Kichline commented that that if you need a car then you do not rent in this building.
- Mr. Overly commented that not every project should be a CASTO sized project; filling the site with parking would be detract from the neighbor we are trying to build.
- Mr. Barnes stated the IV, GV and VV are successful urban neighborhoods that do not provide parking for all of its residents; approximately 60% of the properties in GV do not have off street parking.
- Mr. Fergus asked why parking reductions were supported for other projects but not this one.
- Mr. Ferdelman replied that the majority of the projects were for existing buildings that occupied a large portion of the lot; in this particular case they are creating their own parking problem; staff does not expect the entire program to be parked but some effort to address the issue, whether it be a parking agreement for a space within proximity; a reduced program and/or some accommodation of parking onsite; it was suggested that the applicant attempt to acquire the parcels to the west that are owned by Nationwide Realty.
- Mr. Kichline enquired but did not get anywhere with Nationwide Realty.
- Mr. Way suggested a temporary way to address parking that could later be programed differently.
- Mr. Barnes stated that it would be too expensive.
- Mr. Fergus stated that the restaurant use at this corner could be supported but we will need to make specific conditions to allow the precedent; could City Council place limits on the use.
- Mr. Ferdelman replied that City Council could place conditions to the use and hours.
- Dr. Box asked who will own the units in five years; Mr. Kichline replied that it will remain rental and owned by his company.
- The Board and Applicant discussed parking modifications for other projects.
- Mr. Way stated that projects did get approved, but the same street parking is being called for this and future projects; there will be a demand for additional parking; the difference is between people who are going to reside in the neighborhood versus those just visiting.
- Mr. Overly stated that the neighborhood is not at the critical point at this time, but we could kill off good projects like this only to accommodate cars and not people; a parking agreement for temporary measure; the neighborhood should be cool and funky.
- Mr. Barnes stated that the market should drive; Mr. Kichline is taking the risk.
- Mr. Egner remarked that he supported the mixed use aspect, but did have issues with providing no parking.
- Mr. Fergus commented that whatever is done here will set a legal precedent; what if a future 50 unit project comes forward and we just approved this 13 unit project without parking.
- Mr. Overly replied that we should tie the precedent to the size of the lot.
- Mr. Ferdelman stated that sufficient conditions could be written into the approval.

- Dr. Box questioned whether the parking can be set to zero; Mr. Ferdelman replied the EFRB sets standards.
- Mr. Fergus polled the Board on whether a parking agreement would be sufficient; a majority of the Board replied in the affirmative.
- Mr. Way suggested that permit parking should be applied to the Dodge Park district; there is no parking strategy in this neighborhood.
- Mr. Overly suggested the garage doors should be shifted and allow that panel to reinforce the checker board pattern.

Motion:

Tabled

To Consider:

Use

1. Place limit on type of uses (focus on neighborhood scale café not bar).
2. Place time limitation for restaurant use in CV Text.

Parking

1. Submit to Board a valid parking agreement within 750 feet from property.
2. Board to develop rules on substandard parcels that allow parking strategies that support smaller projects.
3. Support the community in applying permit parking in the Dodge Park district.

Design

1. Shift the garage doors one section and provide three; reinforce checker pattern.

D BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

421 W TOWN ST | APPLICATION #17-10-001

1. SIGNAGE | REVIEWED 10/31/2017 | ISSUED 1/8/2018
61 S SKIDMORE ST | APPLICATION #17-10-002
2. EXTERIOR MODIFICATION; EXPANSION OF USE | REVIEWED 10/31/2017 | ISSUED 1/30/2018

E STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

500 W Broad Street | Application #16-07-001;16-10-001 A;16-10-001 B

1. Minor modification to approved windows and doors | Issued 2/27/2018

F NEXT MEETING

Tuesday – April 17, 2018 at 50 W Gay St at 3:00 pm